Ephemeral
Citrus
Co.

Perfect Location For Retirement

Florida's

"To Promote the General Welfare"

INVERNESS JUNIOR CHAMBER OF COMMERCE

Sponsors
Indorses

FAR ENOUGH SOUTH TO INSURE
SEMI-TROPICAL VEGETATION!
FAR ENOUGH NORTH TO INSURE
A TEMPERATE CLIMATE!

Inverness Highlands

a New Suburb of Inverness

with LARGE PRIVATE LAKE

17 mile long lake Tsala Apopka closeby

For years we have been observing the desire of countless thousands who wish to retire in Florida with its abundance of Nature's gifts. Too, we have always wanted to share our delightful community with new friends and neighbors. But, before doing so, we of the Junior Chamber of Commerce felt that we should first find out what was wanted before we extended our invitation to them. We know now and we are sure that after reading the contents of this brochure you will agree that INVERNESS HIGHLANDS is "it".

HIGH, DRY, FERTILE GROUND
AVERAGE TEMPERATURE 70.1°
ELEVATION 60' TO 70'

CITRUS COUNTY

FLORIDA STATE LIBRARY

LAKE TSALA APOPKA
TOWN OF HERNANDO
STATE RD. No. 200
US HIGHWAY No 41
N
1 MILE
SCALE
OFFICE
CIRCULAR DRIVE AROUND LAKE
LAKE NINA

Inverness Highlands

Here's a birdseye view of Citrus County, showing Inverness, the County Seat and surrounding areas. In the area of small blocks is INVERNESS HIGHLANDS on borderline of Inverness. A fine level area blessed with loads of sunshine in an altitude of 70 feet, very; very unusual for Florida.

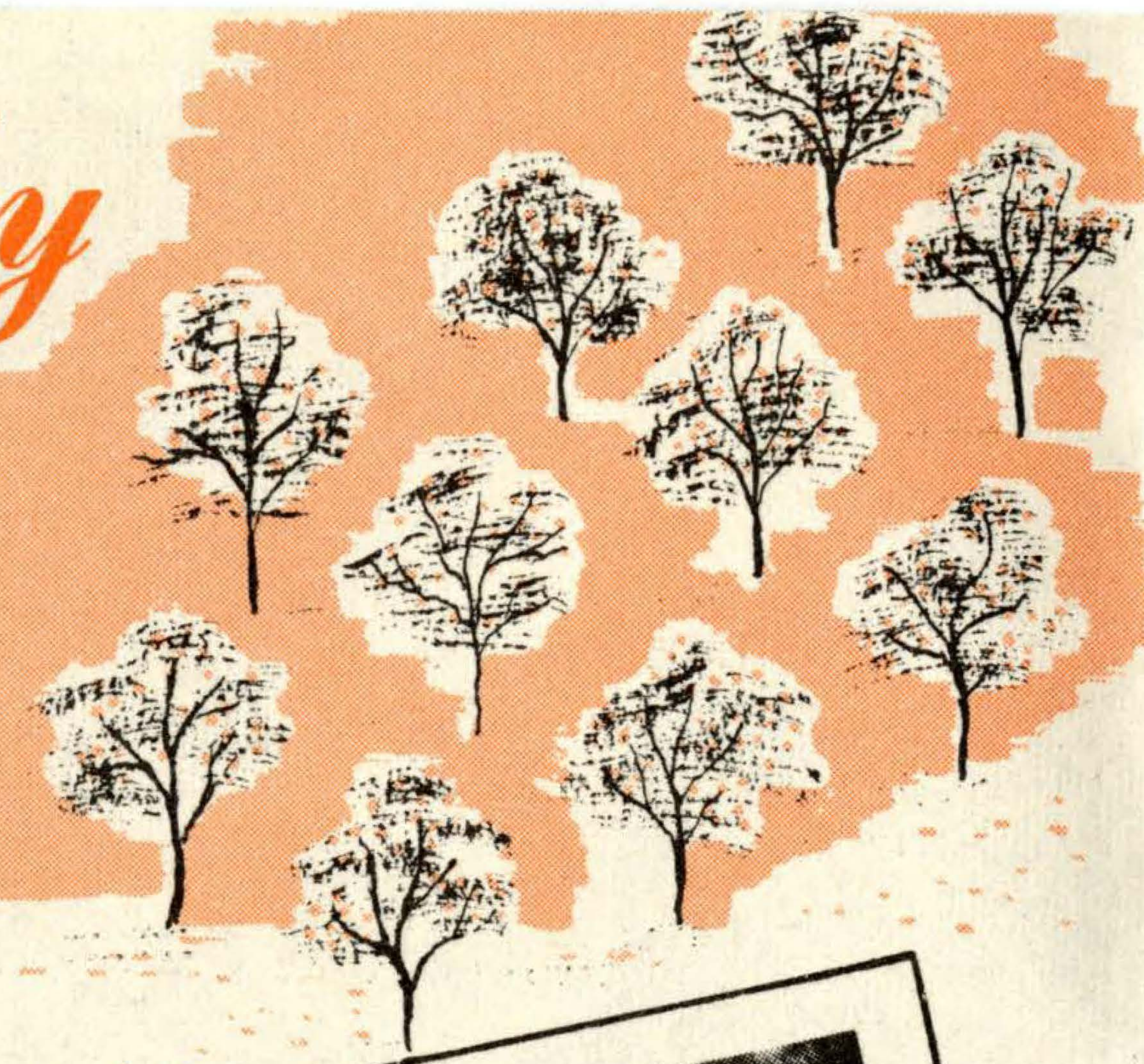
LAKE TSALA APOPKA
STATE RD. No 44
COURT HOUSE
US HIGHWAY No 41
TO TAMPA
US HIGHWAY No 41
MAIN ST.
CITY OF INVERNESS
STATE ROAD No 44
TO CRYSTAL RIVER
TO HERMOSASSA

Greetings

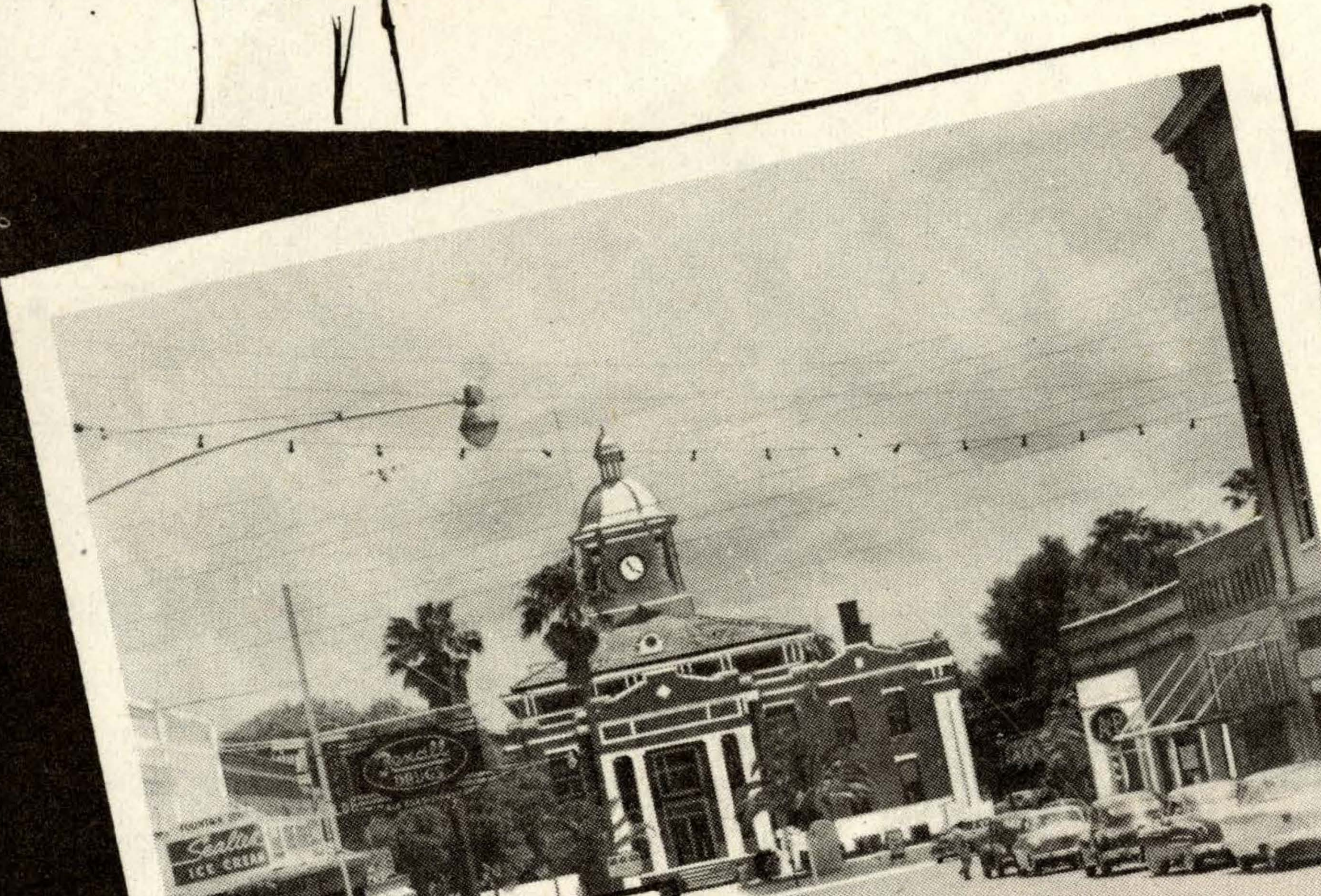
In presenting INVERNESS HIGHLANDS as a place to retire, start life or raise a family, we the Junior Chamber of Commerce have a few words to say. First, we want you to know that we are conscious of our responsibility in indorsing and sponsoring INVERNESS HIGHLANDS. Then, we would have you know that we do this only as public spirited citizens with an interest in our community. And last, but perhaps of greatest importance, we will welcome you with sincerity and friendliness. In fact, we will try to make you feel "at home" from the start. As evidence of our good will, we will present you with a paid up membership for one year in the Junior Chamber of Commerce.

Come Here To Retire & Enjoy A Hobby

If you simply wish to lie around under a Hickory, an 0ak or a Dogwood tree or, amble along the miles of beaches well, that's your business. You can however find delight and contentment with such hobbies as growing Gardenia, Azalea, Camellia, Hibiscus or Poinciana blooms of rare beauty. You may wish to have a grove of oranges, tangerines, grapefruit or lemons right on your homesite. Certainly too, you can raise chickens or grow a wide variety of vegetables.

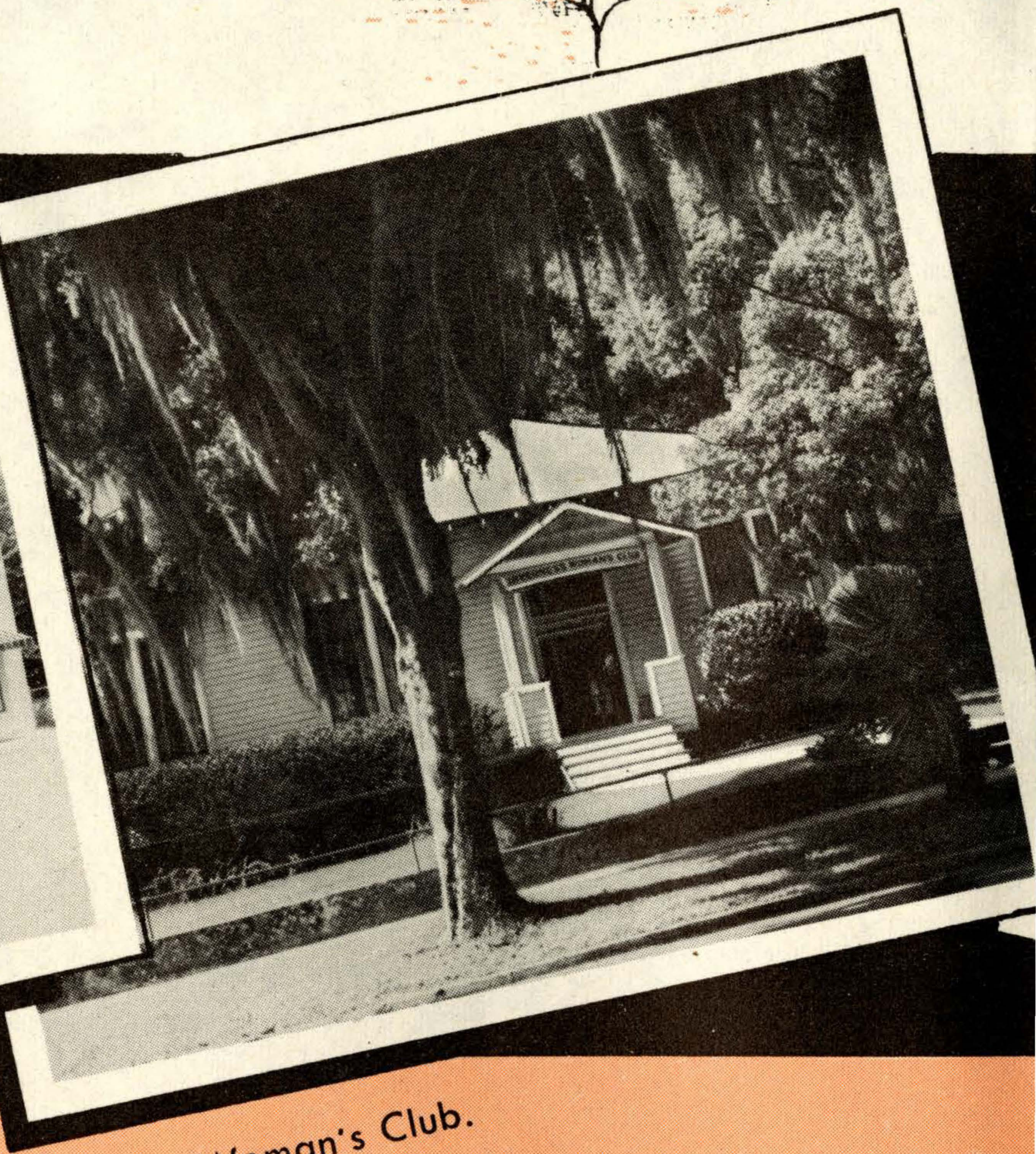


**$5,000.
HOMESTEAD
TAX
EXEMPTION
ON ANY
HOME**

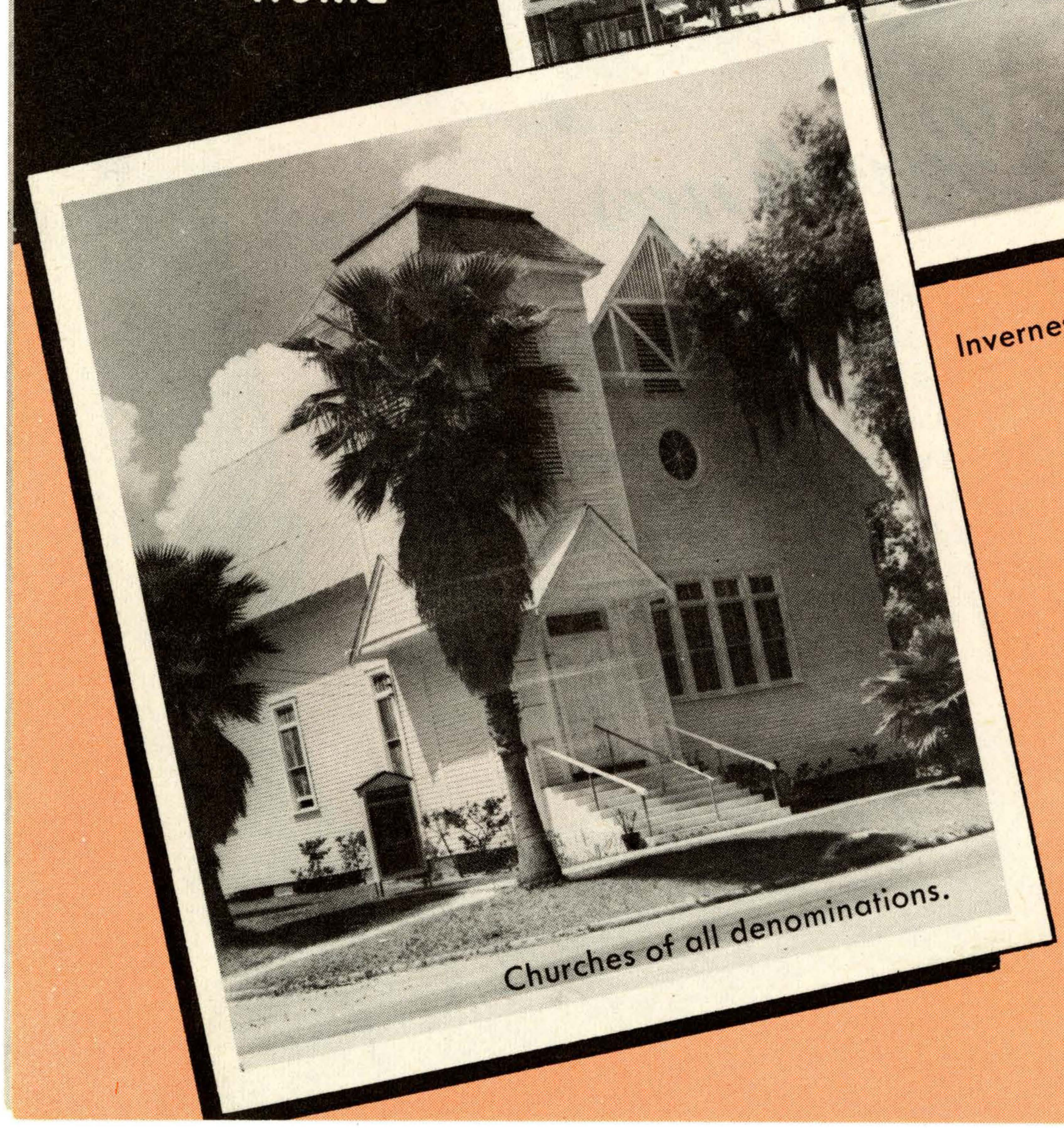


Inverness Court House

Inverness Movie Theatre.



Inverness Woman's Club.



Churches of all denominations.

We here at Inverness feel that there is nothing to be wished for which we cannot have almost at our doorstep or, from five to fifty minutes away. Citrus County of which Inverness is the County Seat is settled by over 10,000, while Inverness itself has a year 'round population of about 2,000. The new suburb of INVERNESS HIGHLANDS borders the city-line to the north. From the business section of Inverness it's a five minute drive. Geographically we are sixteen miles east of the Gulf of Mexico and thirty miles southwest of Ocala.

Inverness provides adequately with good shopping which includes department stores and chain stores. Food costs are about one third less than in the North. We have two excellent movie houses, a good bank and a good local newspaper. Our elementary and high schools are well rated. Churches here number five and represent all denominations. Three trains each from north and south carry the mail and freight. One passenger train from each direction stops here every day. Greyhound services us with 25 buses from the north and 25 from the south each day. The Masons, Odd Fellows, Kiwanis and the Junior Chamber of Commerce provide public spirited affairs. Hotels, Motels and Efficiencies are in good variety, pricewise.

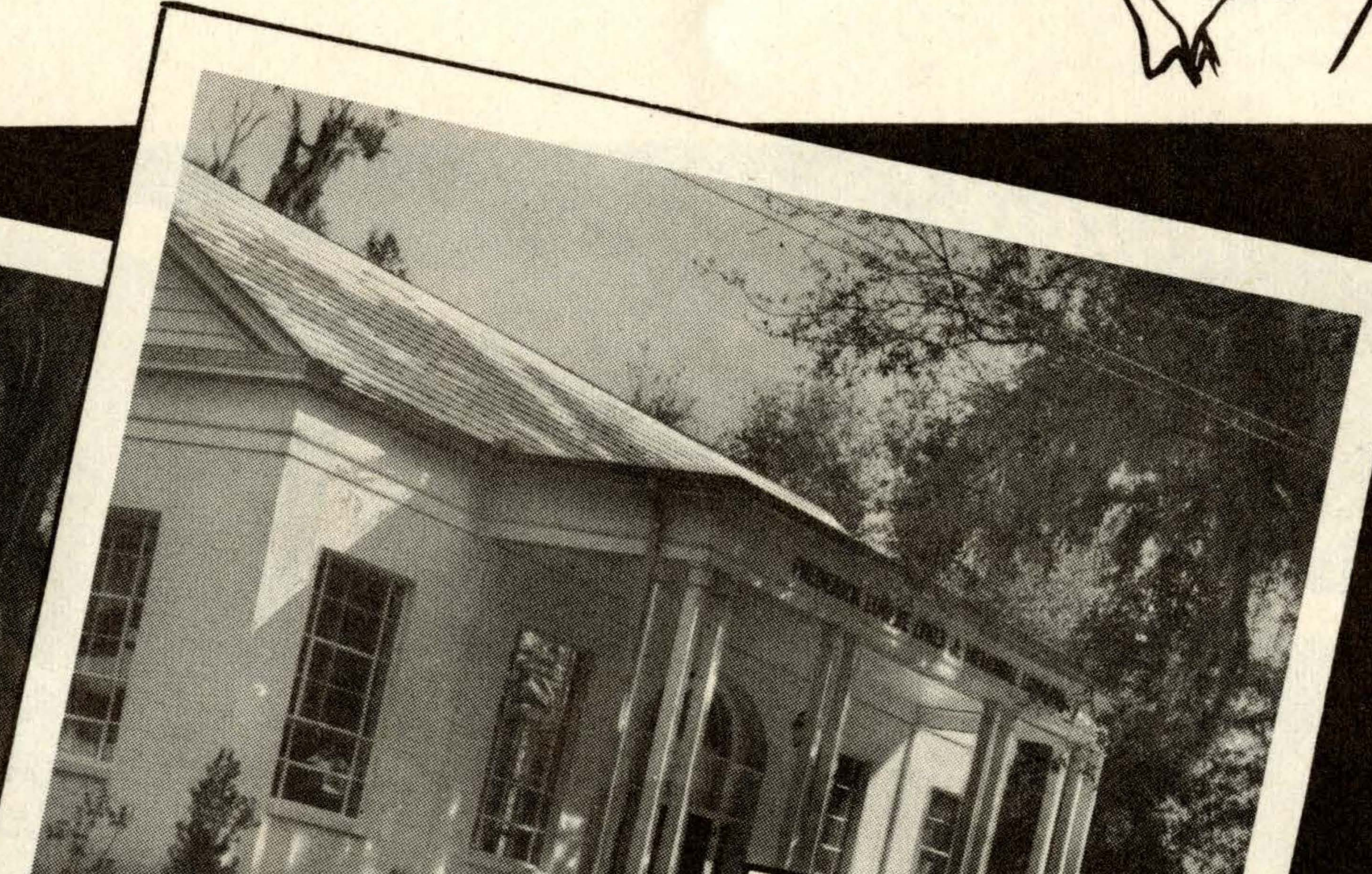
Come Here To Play Or Raise Family

If it's just "you two" seeking fun and play in this land of sunshine it's here to no end. With an average temperature of 70.1° you can practically live out of doors. Great though it can be for the tot and older children to live here among the gifts of Nature. Then later after they've grown a bit, on to the Inverness elementary and high schools. Perhaps too, the University of Florida at Gainesville which is only a short drive away.

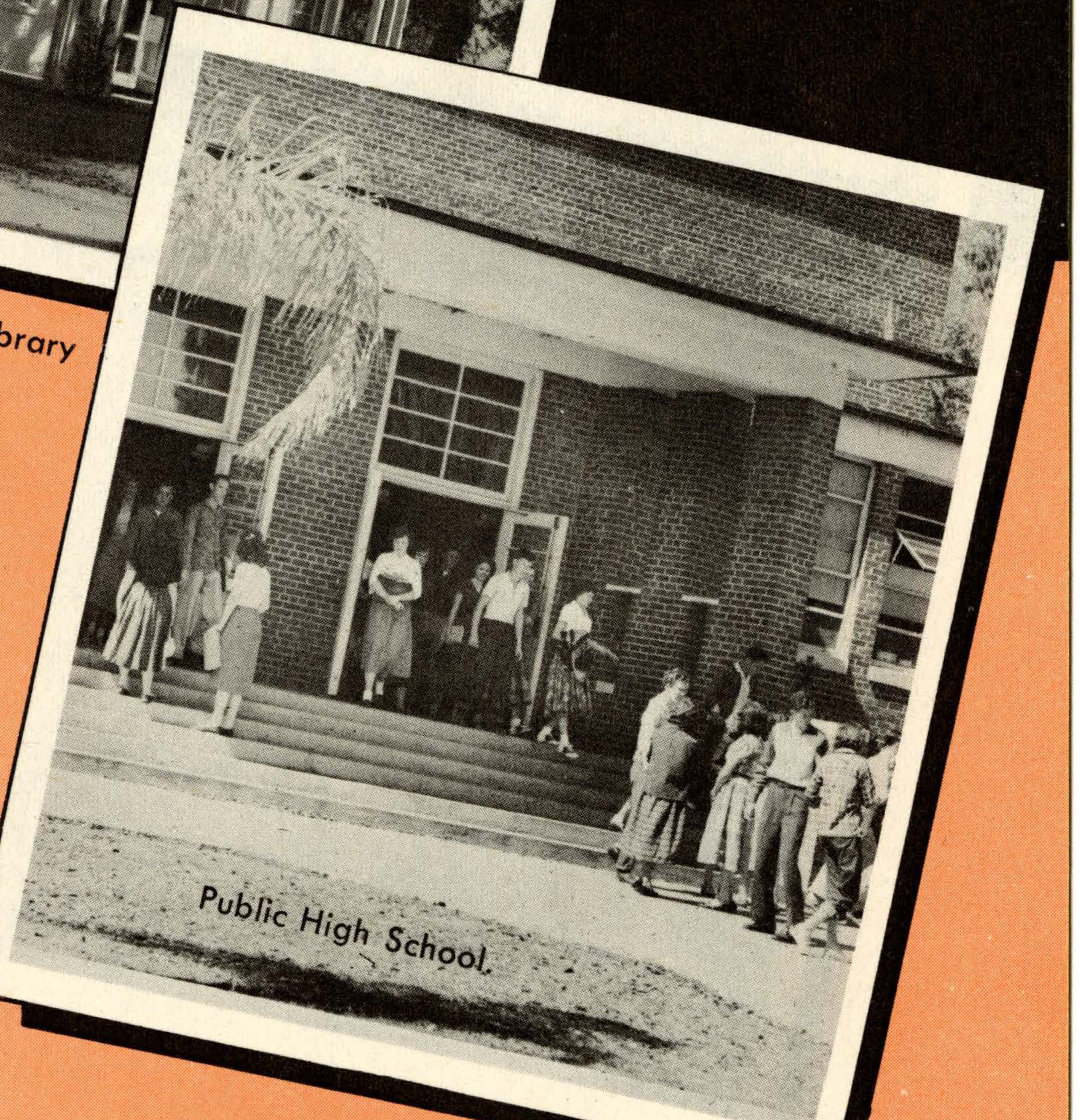
NO STATE PERSONAL INCOME TAX IN FLORIDA

Inverness Teen-age Clubhouse

Orange Hotel, Inverness



Public Library



Public High School.

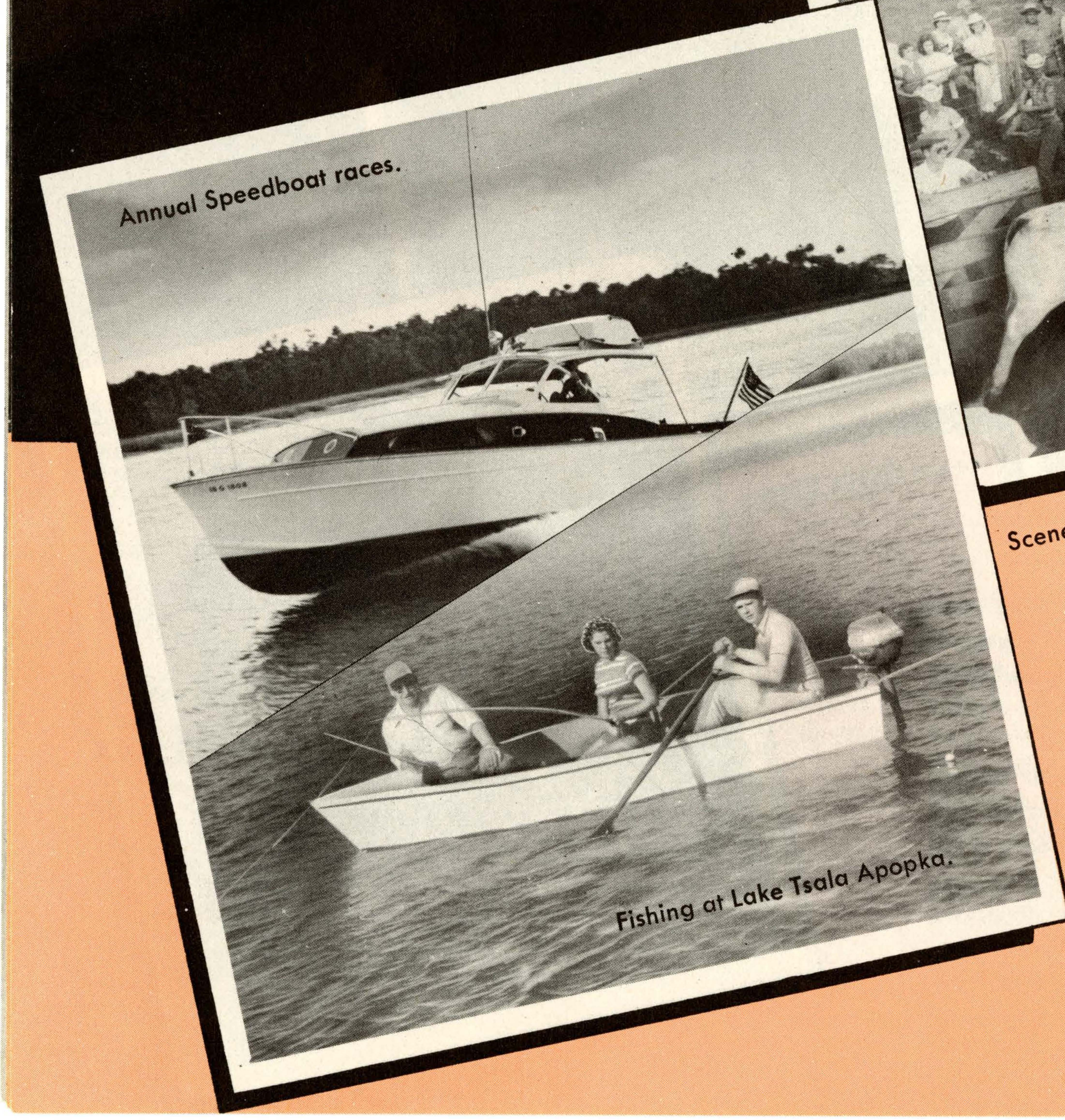
Frankly, nothing is manufactured here although we feel that our supply of "help" could be of value in some such enterprise. Actually our principal occupations are agriculture and cattle. We grow a full variety of citrus products as lemons, oranges, tangerines and grapefruit. Ranching is growing by leaps and bounds with fine, improved herds. Corn, oats, peanuts and watermelon also supply a good income; so too with poultry raising. We have a light sandy loam which is very highly rated.

Several local builders with labor costs of about $1.50 per hour are in a position to render prompt service to those wishing to build immediately. Two material supply companies are well stocked with necessary construction products for popular priced homes. Good water is reached at a depth of 60 to 100 feet. Incidentally, at Ocala there's an airport which handles private and commercial planes. The foregoing are the facts as related to INVERNESS HIGHLANDS. We have made no attempt to decorate them in any manner. We boast of nothing and have been particularly careful to understate rather than over-rate. In this manner you will be agreeably surprised when you come here, where everything is in modest good taste.

Sports Fishing, Boating & Hunting

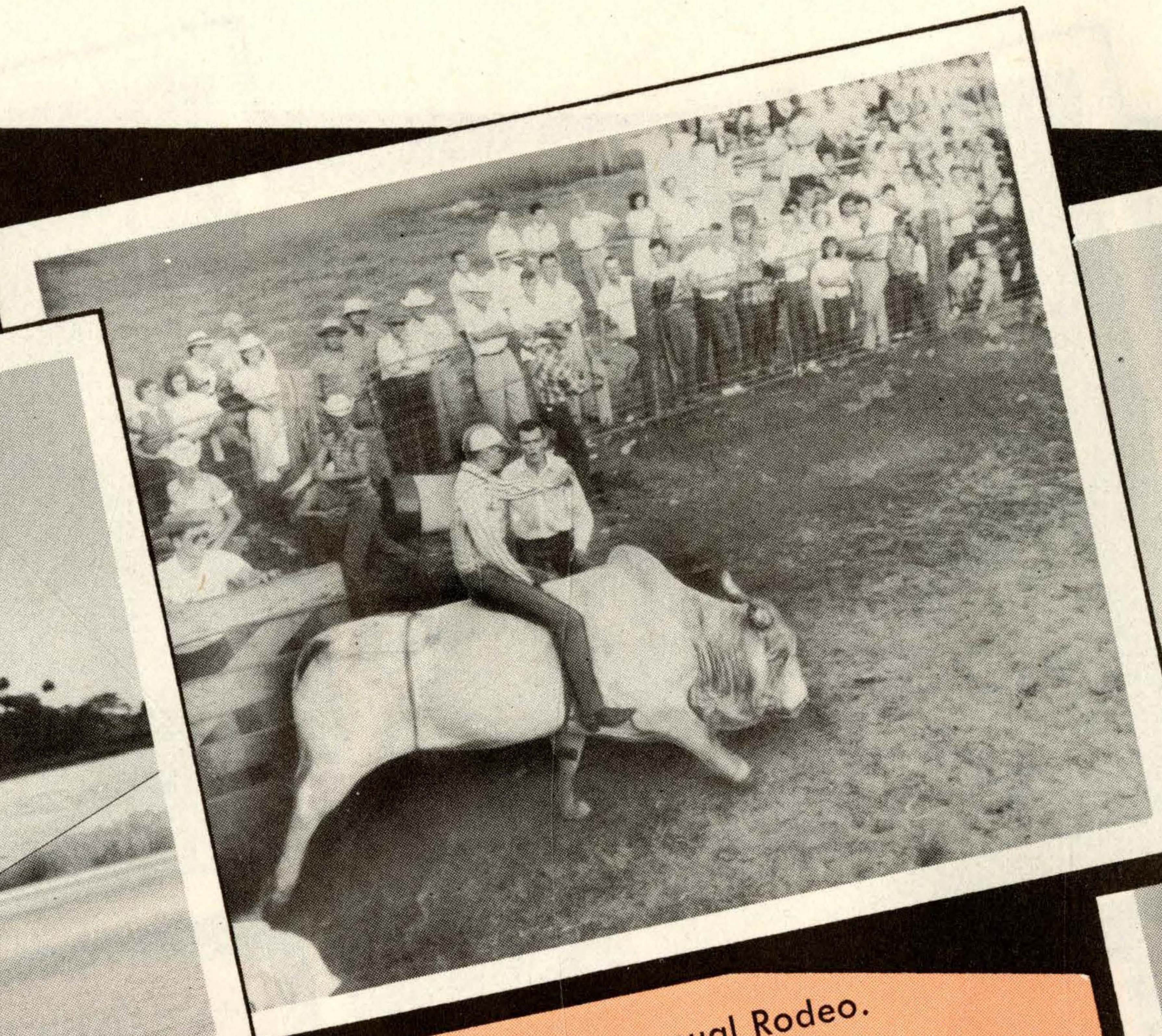
Five miles east of Inverness is the Withlacoochee River, sixteen miles to the west is the Gulf of Mexico which can be reached in less than 30 minutes over good highways. Practically at your door-step is our own private lake. A few minutes to the east is Lake Tsala Apopka stretching for seventeen miles. Surely then it is no exaggeration to state that here is a paradise for fishermen, huntsmen and boatsmen. Fishing is year 'round in one spot or another.

NO INHERITANCE TAXES IN STATE OF FLORIDA

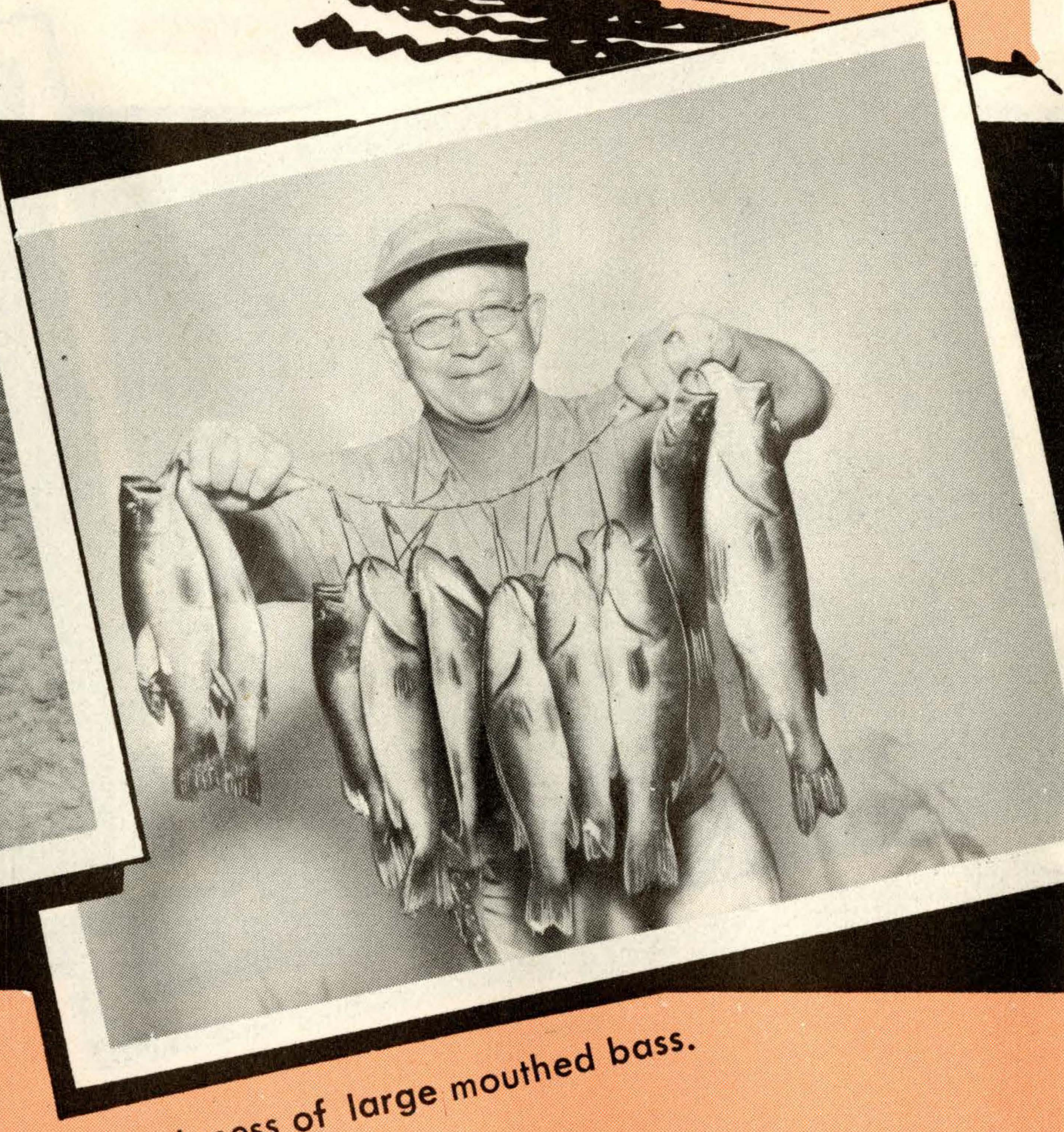


Annual Speedboat races.

Fishing at Lake Tsala Apopka.



Scene at Inverness Annual Rodeo.



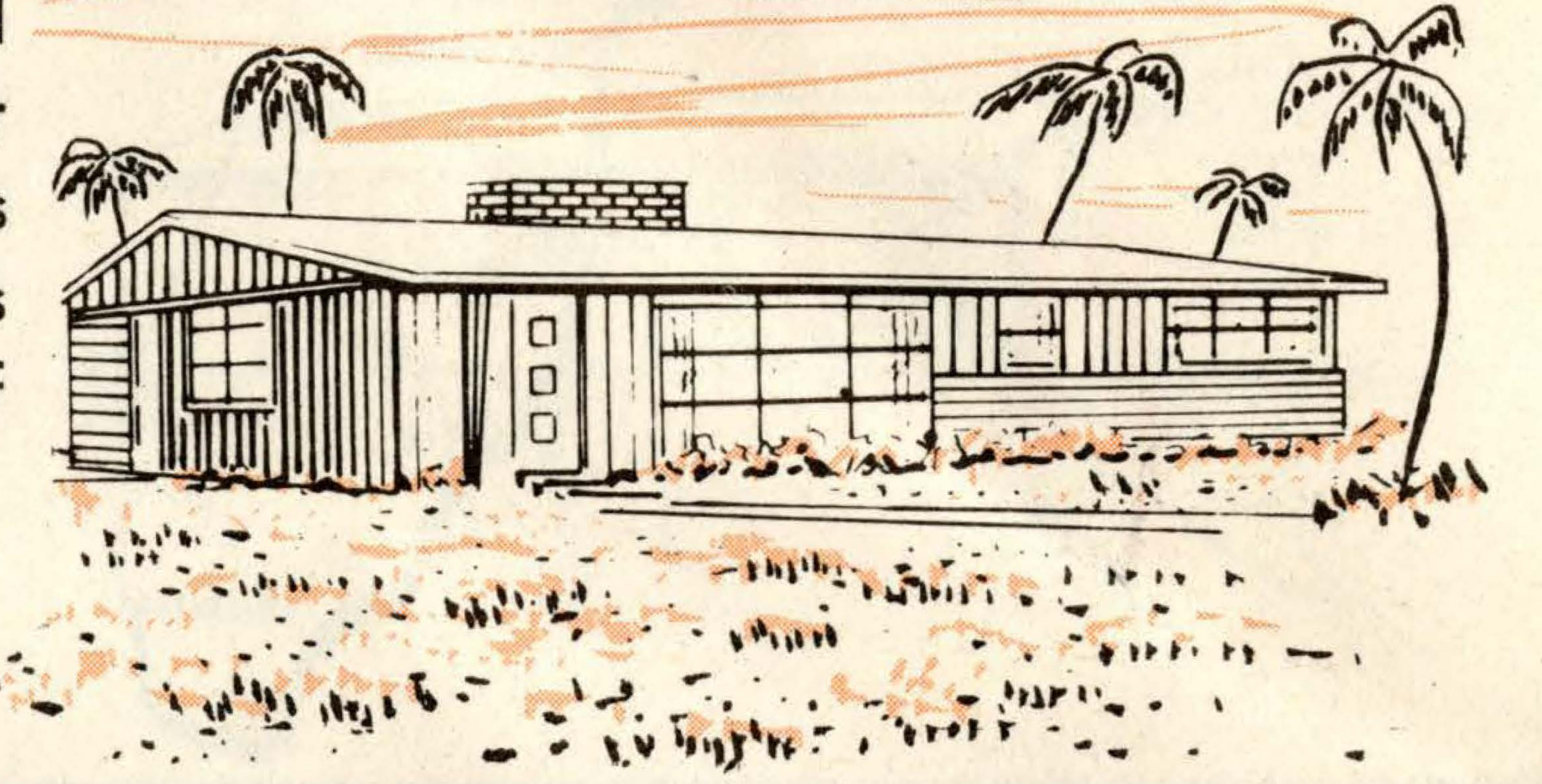
Typical mess of large mouthed bass.

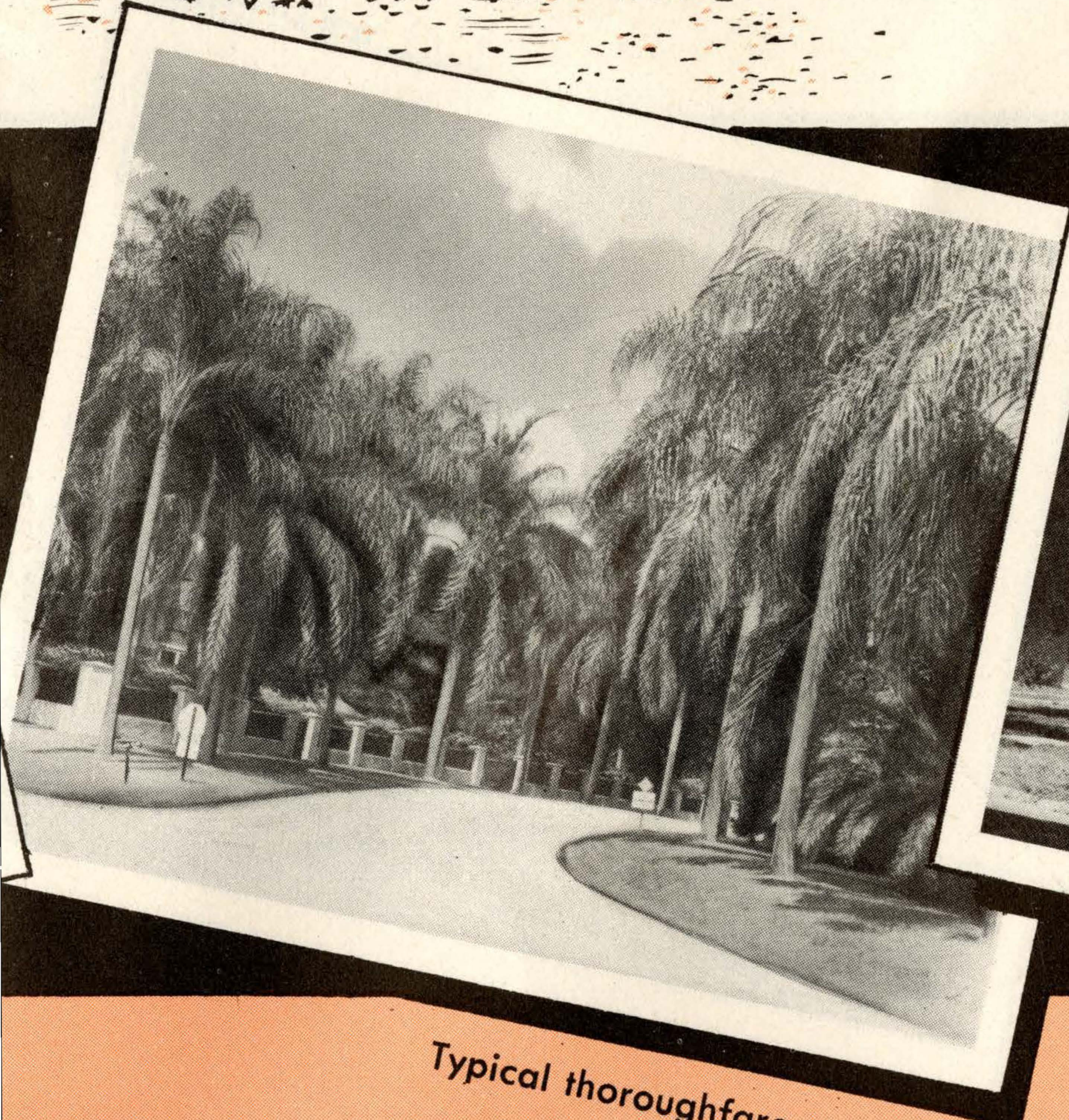
YOUR OWN PRIVATE LAKE

Within a few minutes walk from every location at Inverness Highlands you can reach the private lake which is spring-fed, crystal clear, fresh water. It is bordered with natural, sparkling white sand beaches. Its depth makes it safe for everyone; children and adults alike. There's good fishing here too with the usual Florida variety. This lake is large enough for motor craft but in the interest of everyone we have restricted it to sailing, canoeing and rowing. At Lake Tsala Apopka boating of every description is permitted.

For Simple, Peaceful, Easy, Living

We, the Citrus County Land Bureau, Inc., believe that your investment should be protected against depreciation wherever possible. So, we have set-up some restrictions in your interest. Among them we ban all tents, shacks and trailers. Yet, you may spend as little as you wish on a home with a minimum of 600 square feet of floor space. Only one home is permitted on each homesite of 80′ x 120′. With 80 feet of frontage you are assured of privacy between homes. These are what we mean by restrictions.

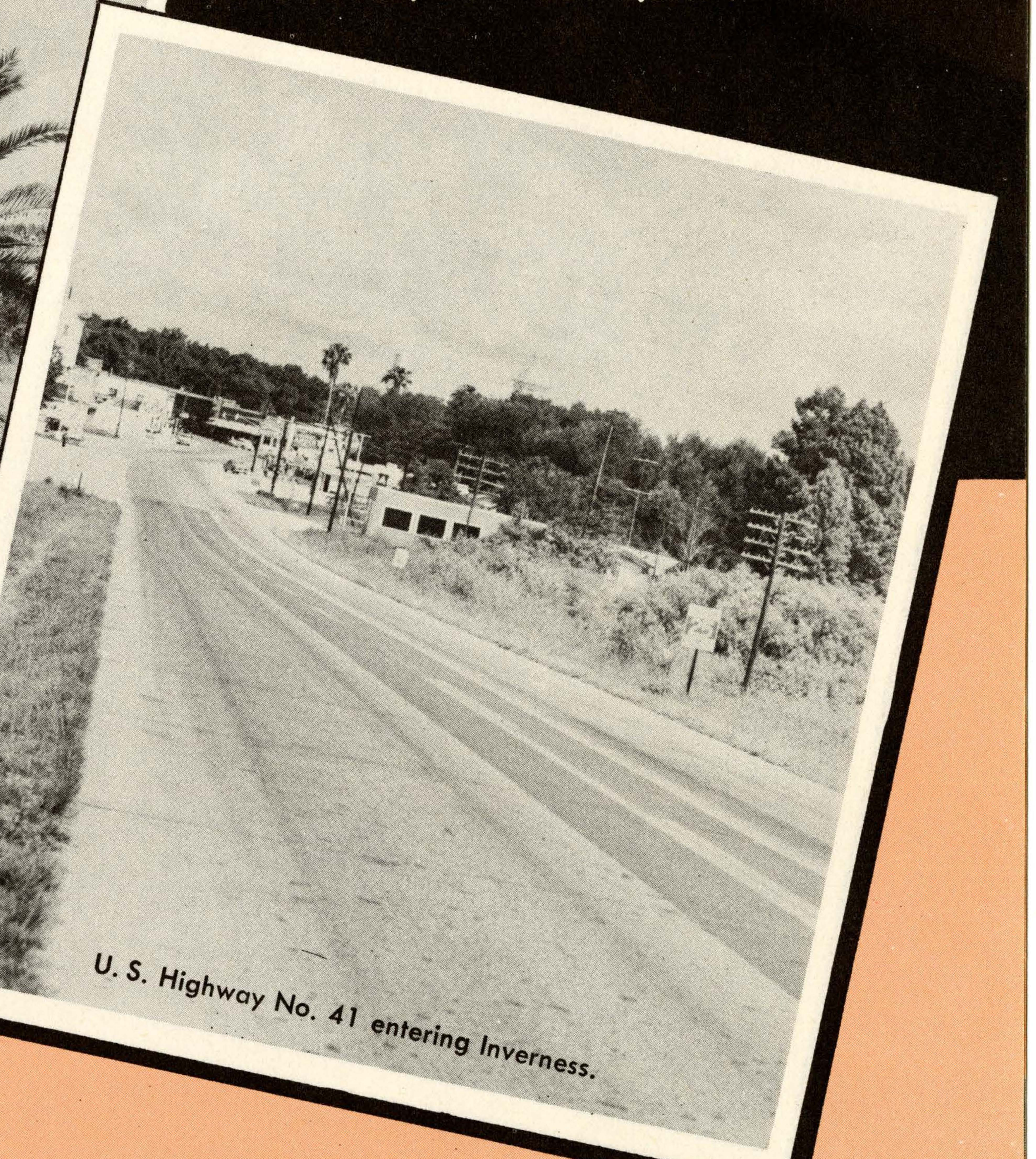




Typical thoroughfare at Inverness.

Attractive home setting at Inverness.

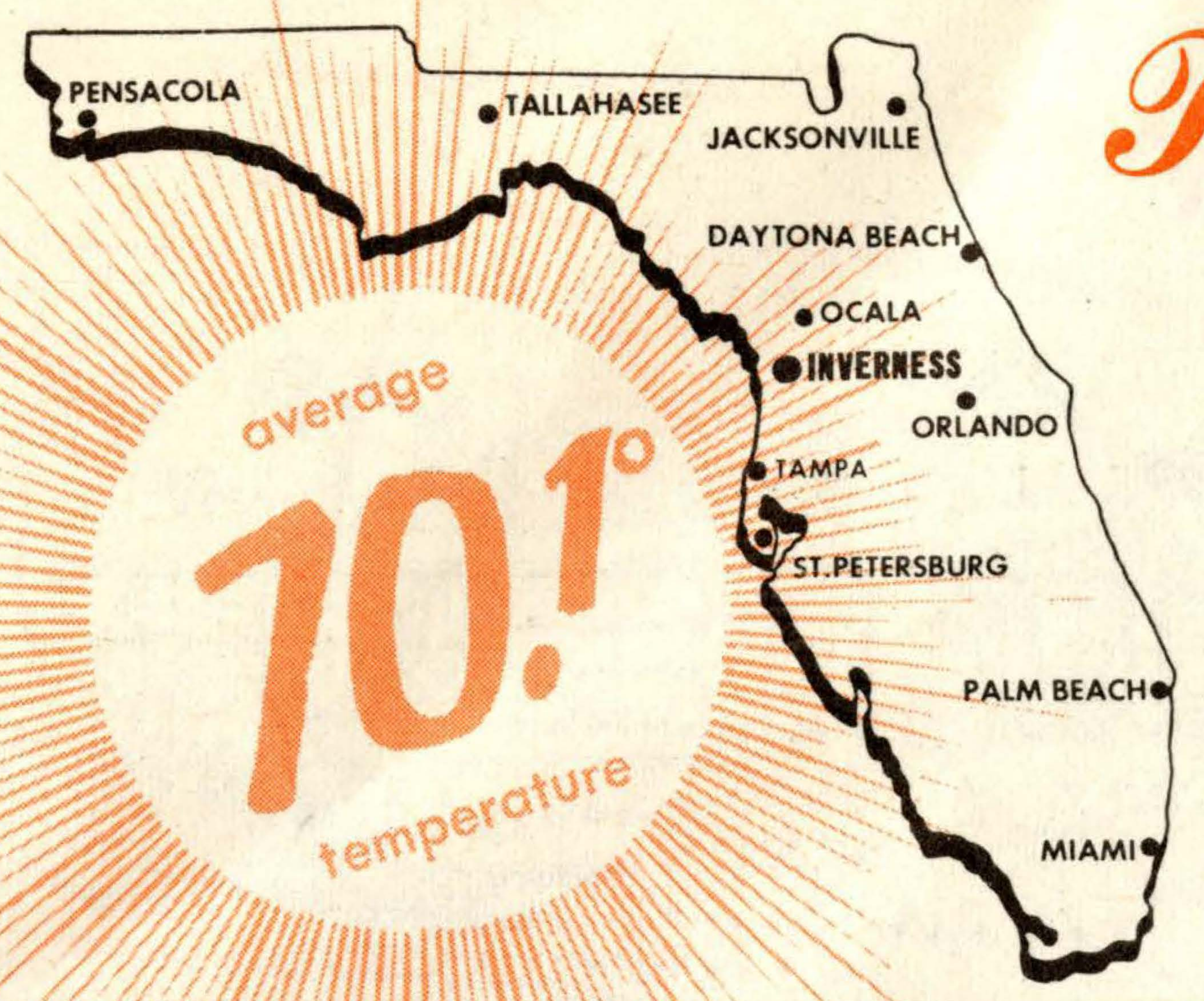
BUILD THAT DREAM HOME WHENEVER YOU GET READY



U. S. Highway No. 41 entering Inverness.

ADEQUATE SHOPPING CLOSEBY

One of the important aspects of Inverness Highlands and one which will tend to increase property values is its closeness to everything. With Inverness Highlands bordering the town of Inverness it is just a drive of a few minutes to the shopping center, movie houses, professional services and churches. With the fine paved highways of Inverness fringed with exquisite flowers the drive is always refreshingly beautiful. For big city shopping, Ocala is less than one hour away.


PENSACOLA
TALLAHASEE
JACKSONVILLE
DAYTONA BEACH
OCALA
INVERNESS
ORLANDO
TAMPA
ST. PETERSBURG
PALM BEACH
MIAMI
average
70.1°
temperature

The Climate You Have Longed For

Let's start off this way: The average annual temperature is 70.1°. Amazing, isn't it! Now bear this in mind: Inverness Highlands is far enough South to insure semi-tropical vegetation and yet, far enough North to insure a temperate climate. Then too, we are at that enviable height of 70 feet above the sea-level which is most unusual for Florida. It is beautiful high and dry land, far and away from the rigors of those cold winters.

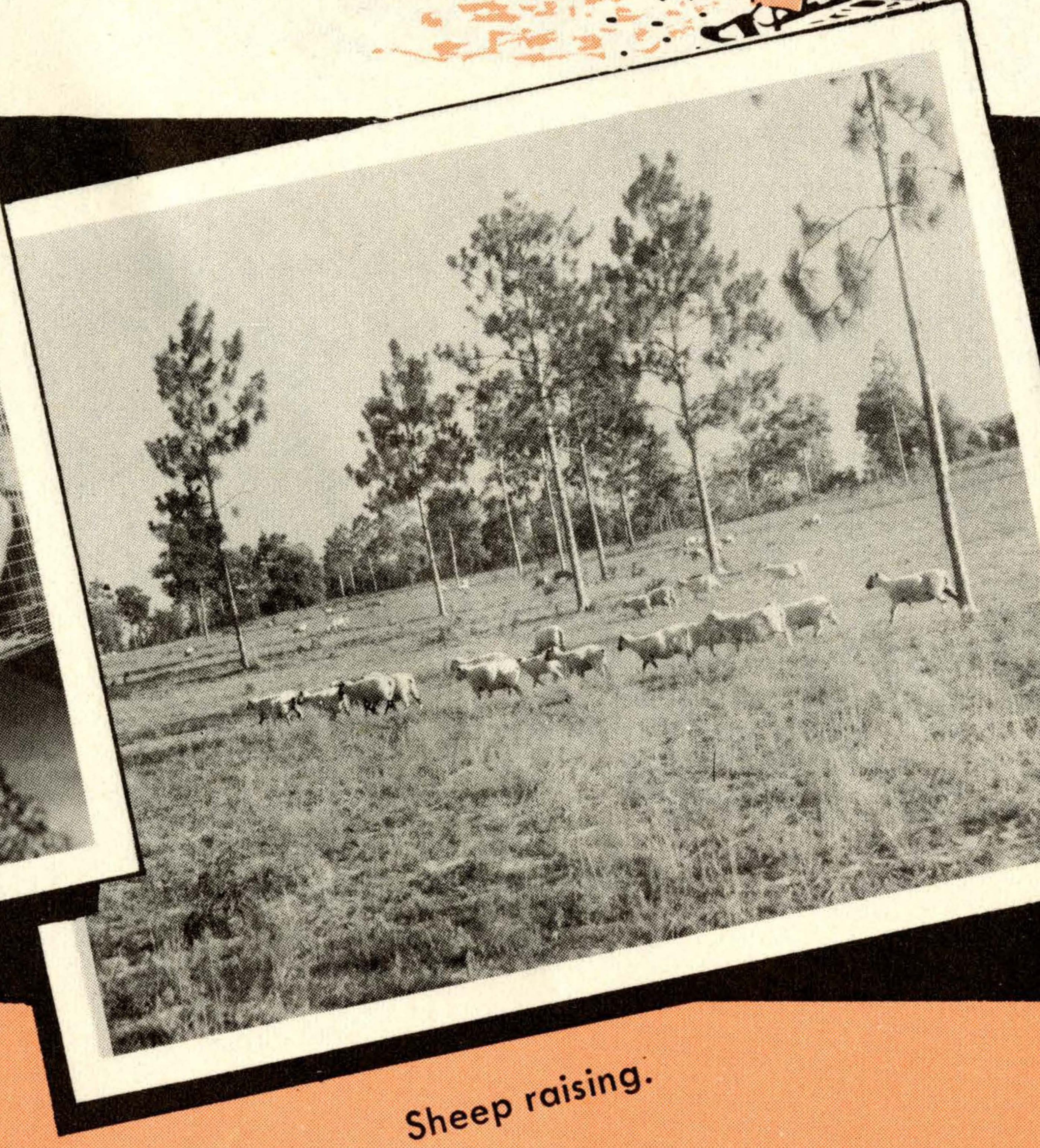
WE SHALL BE HAPPY TO ANSWER ANY QUESTIONS ABOUT INVERNESS HIGHLANDS

Commission of Game & Fresh Water Fish

Game Commission stocks the lakes.

Great water sports at Lake Tsala Apopka.

Modern chicken farm at Inverness.



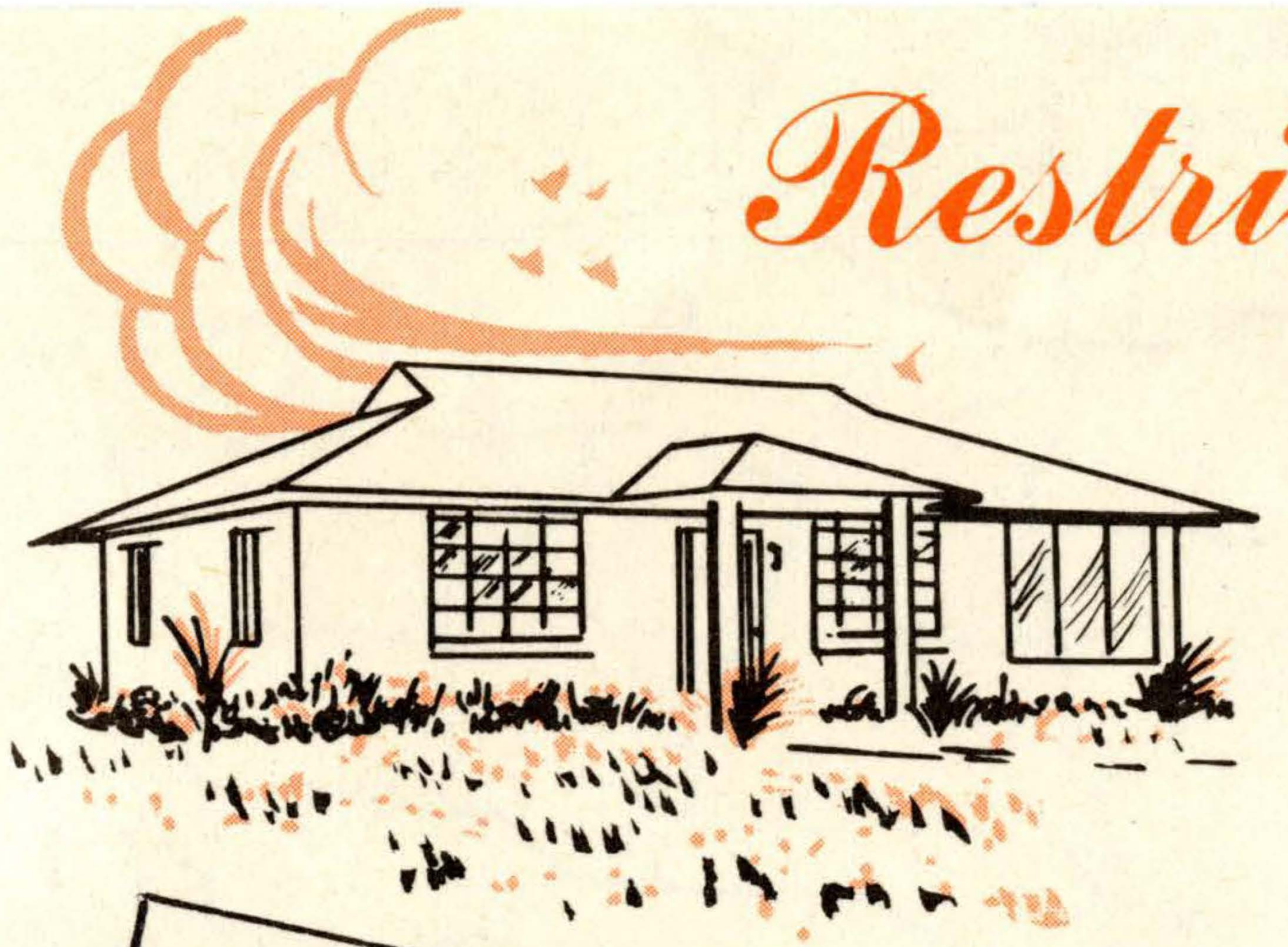
Sheep raising.

17 MILE LONG LAKE NEARBY

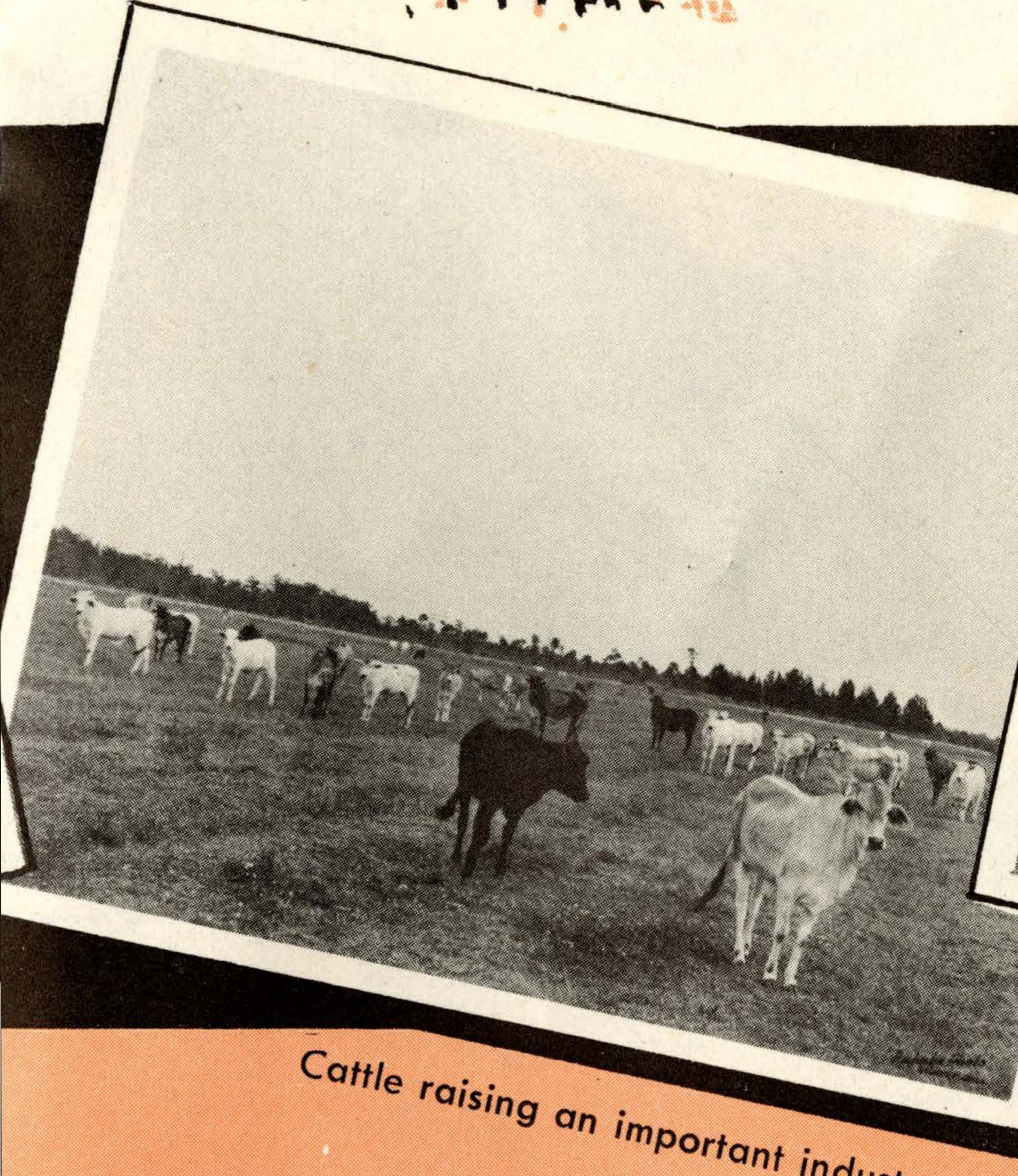
Adding to the highlighted attractions of Inverness Highlands is the famous Lake Tsala Apopka, which is less than five minutes from here. Speed boat races which are an annual attraction bring great competition and rivalry among the local boatsmen. Here is a calm stretch of clear fresh water extending for seventeen miles fringed with a myriad of bathing beaches, and tall shade trees. It's a paradise for Isaac Waltons with its abundance of sports fishing pleasures.

A HEARTY WELCOME AWAITS YOU AT INVERNESS HIGHLANDS

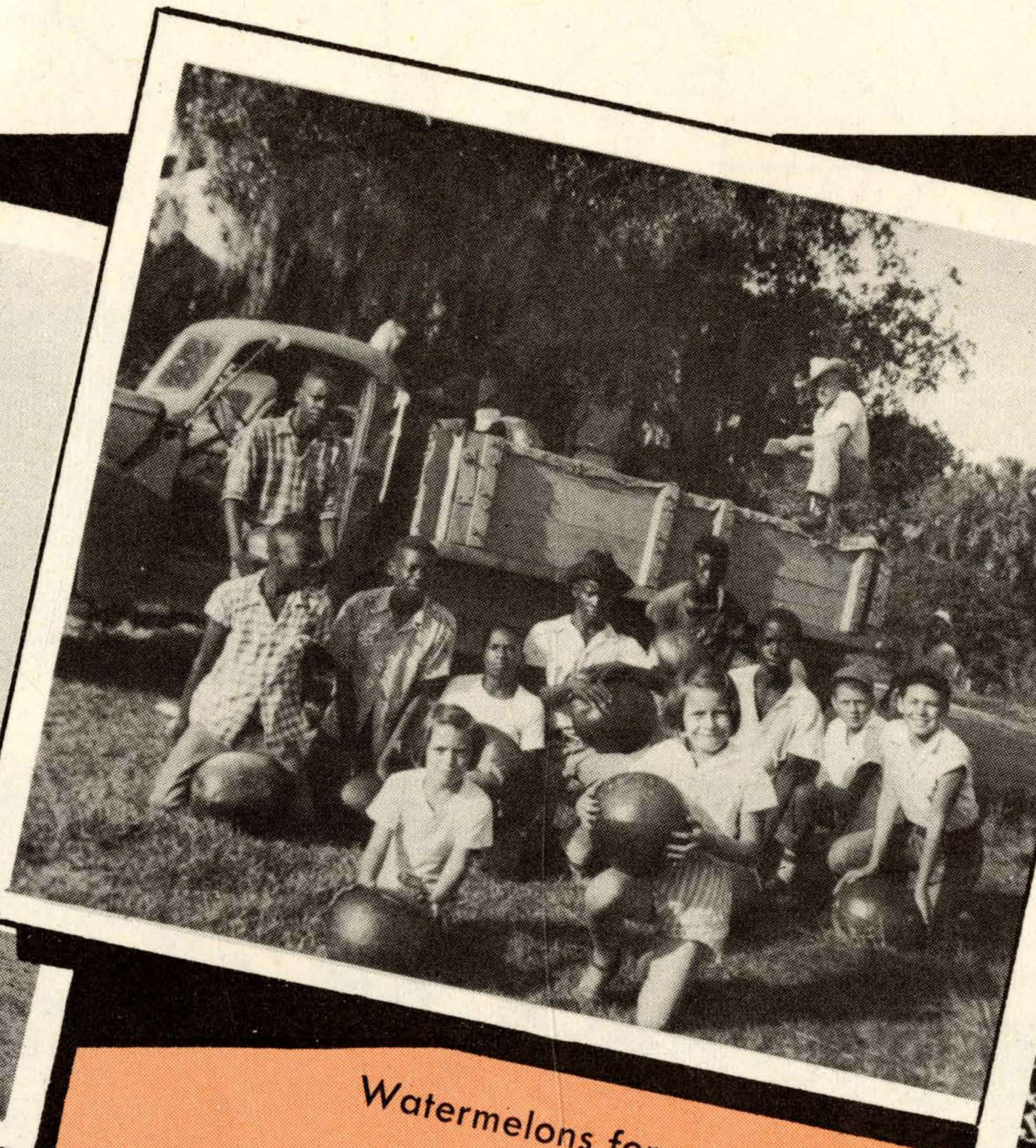
Restrictions To Protect Your Investment



This whole new suburb, INVERNESS HIGHLANDS was conceived and planned for simple, easy living without the cares or worries which usually beset us. It is definitely the place for relaxed living, where stress and strain of the city dweller is non-existent. Where one cares more about when to eat, rather than what to wear or where to go. If these simple desires are yours then most certainly you will love INVERNESS HIGHLANDS.

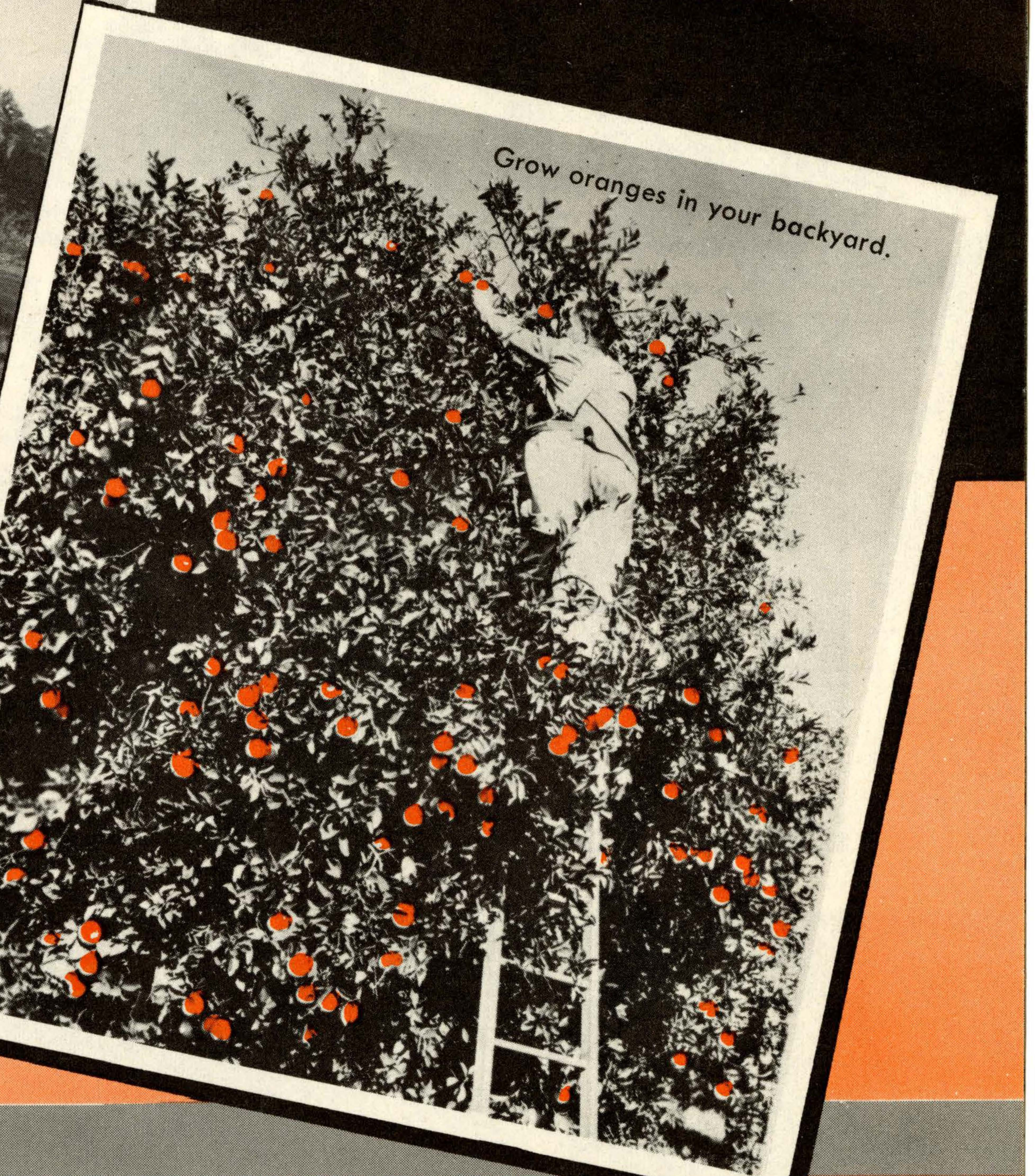


Cattle raising an important industry.



Watermelons form good crops.

LOW TAXES & LOWER LIVING COSTS AT INVERNESS HIGHLANDS



Grow oranges in your backyard.

HOMESITES ARE JUST RIGHT SIZE

Inverness Highlands features suitably large homesites consisting of 20 ft. x 120 ft. lots. For appropriate living area we are selling a minimum of four (4) lots to a total size of 80 feet front and 120 feet deep, which represents 9600 square feet. This allows plenty of space for your own orange grove. And, plenty of space between homes. An enlarged copy of this map showing a number for each lot, and names of streets is sent to everyone after reservation is received.

NOTHING ELABORATE - - EVERYTHING MODEST

K
MEETS ORANGE HOTEL · TUESDAY 7 P.M.
INVERNESS
on
LAKE TSALA APOPKA
FISHING Capital HUNTING
BANKING
Facilities
SCHOOLS · LODGES · CLUBS
CHURCHES · DOCTORS
SHOPPING
Center
MOTELS & CABINS

40 minutes to Ocala

50 minutes to Silver Springs

30 minutes to Rainbow Springs

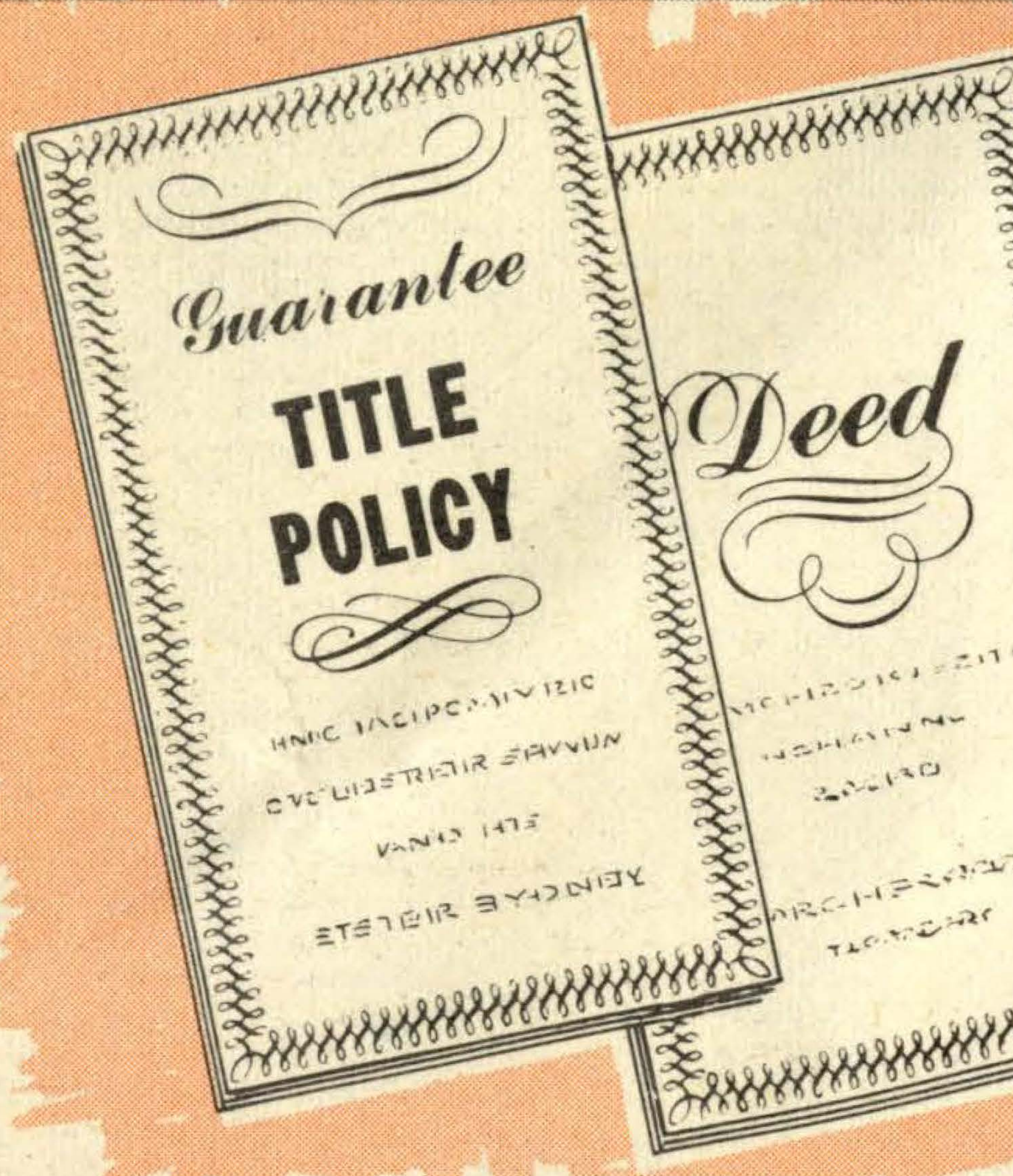
2 hours to Daytona Beach

1½ hours to Orlando

1½ hours to Tampa

2½ hours to Sarasota

FLORIDA
Atlantic Ocean
Gulf of Mexico
Tallahassee
Madison
Jasper
Genoa
White Sprs.
Perry
Hampton
Salem
Lake City
Jacksonville
Maxville
Starke
Waldo
High Sprs.
Gainesville
Newberry
Archer
Hawthorne
Cross City
Oldtown
Chiefland
Otter Creek
Williston
Citra
Ocala
Silver Sprs.
Rainbow Sprs.
Daytona Beach
Crystal River
Inverness
Homosassa
Homosassa Sprs.
Chassahowitzka
Lessburg
Orlando



Free Title Guarantee Policy & Warranty Deed

To provide you with the utmost protection on property at Inverness Highlands, we give you FREE OF COST a Title Guarantee Policy by a company registered in Florida. In short, it GUARANTEES that your title is FREE AND CLEAR. The best deed is acknowledged to be a WARRANTY DEED. This is exactly what you receive. Among other things it stipulates that seventy-five (75%) of all MINERAL AND OIL RIGHTS BELONG TO YOU. The cost of recording your deed in Citrus County is $1.70 and upon request we will register it for you. The annual County tax is about $1.00 per plot. This you can pay by mail each year.

STATE LIBRARY OF FLORIDA

30 DAY MONEY BACK GUARANTEE TO THOSE WHO PURCHASE HOMESITES BY MAIL

Please mail coupon below and mention number of lots that you are interested in, so that we can reserve them for you. Send $5.00 for each lot. MINIMUM 4 lots. We will then send you Official Receipt for your money. We will also send you our Purchase and Sales Agreement along with map showing selections we have made for you. REMEMBER, you will have privilege of exchanging these lots for any others available within one year after purchase. An interest charge of 4% applies only on unpaid balance, AFTER the first ninety days. You may pay cash at any time and save the interest on the unpaid balance. ALL YOUR MONEY BACK FOR ANY REASON WITHIN 30 DAYS FROM DATE OF PURCHASE.

FOR BEST SELECTIONS AT INVERNESS HIGHLANDS

PLEASE MAIL THIS COUPON FOR RESERVATIONS TODAY!

CITRUS COUNTY LAND BUREAU, INC.
INVERNESS, FLORIDA.

I enclose................as reservation on.............lots at Inverness Highlands, at $100. per lot, under terms and conditions as stated in brochure.
($5. per lot) (Minimum 4)
When I receive Purchase & Sales Agreement (along with the receipt and map showing locations of my lots), I will sign it and return it along with balance of my down payment. It is understood that I can have ALL MY MONEY BACK FOR ANY REASON within thirty days or, I can exchange these lots for any other location available, any time up to one year from date of purchase.

Name ....

Street ....

City.............................. Zone.... State..............................

Make checks or Money Orders payable to Citrus County Land Bureau, Inc.

Introductory Offer At

Inverness Highlands

$100. PER LOT

$10. per lot Down Payment; $2.50 per lot monthly

Each lot is 20 ft. x 120 ft. Minimum Four (4) lots to each purchaser.

When 8 or more lots are purchased together, one corner lot is included at the same price of $100, if desired.

ROADS ARE BUILT AT EACH HOMESITE
HOMESITES ARE STAKED AND NUMBERED
STREET SIGNS ARE AT EVERY CORNER

YOU CAN EXCHANGE YOUR PROPERTY TO ANY OTHER LOCATION AVAILABLE WITHIN ONE YEAR AFTER PURCHASE.